

CERT 18-06

May 5, 2006

PUBLIC NOTICE

S. C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
COASTAL ZONE MANAGEMENT CONSISTENCY CERTIFICATION

In accordance with the S. C. Coastal Zone Management Act of 1977, as amended, Chapter V, S. C. Coastal Zone Management Program Document and the S. C. Administrative Procedures Act, the following projects have been received for determination of consistency with the S. C. Coastal Zone Management Program. Information on the Projects is available for public inspection at the:

*Office of Ocean and Coastal Resource Management
S. C. Department of Health and Environmental Control
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405*

Comments must be received within ten days of the date of this public notice by May 15, 2006. The following projects are listed by project name or applicant, location, type of activity, type of permit, and permitting agency (see attached list of abbreviations and keys):

Beaufort County

LCR Grinding Operation, SCDHEC# 26865, SW# 07-06-03-08, TMS# R100-020-000-0119-0000, located in Beaufort Industrial Park, Schein Loop and Schork Road, Beaufort, OCRM (SW) **Note: This project is proposed to impact 0.179 acres of Federally non-jurisdictional wetlands. This plan will fill 0.179 acres for a total impact of 0.179 acres. Proposed mitigation has yet to be determined.**
Beach Trail Residential Subdivision, SCDHEC# 28126, SW# 07-06-05-01, TMS# R510-005-000-0010-0000, located on 10B Beach City Road, Hilton Head Island, OCRM (SW).
Bluffton Park Tract B, Phase III, SCDHEC# 28145, SW# 07-06-05-02, TMS# R610-031-000-0025-0000, located at Pin Oak and Red Cedar Street, Bluffton, OCRM (SW)
Wellstone, Phase II, SCDHEC# 28147, SW# 07-06-05-03, TMS# R600-039-000-0170-0000, located on Simmonsville Road, Bluffton, OCRM (SW)

Berkeley County

Monarch Plantation, Phase 1, SCDHEC# 28066, SW# 08-06-05-01, TMS# 235-00-00-031, WW, SCDHEC# 28066/54755, WS, SCDHEC# 28066/54756, located on US Highway 52, Goose Creek, OCRM (SW) (WW/WS) **NOTE: This project is proposed to impact 0.161 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will fill all of a 0.161 acre wetland for a total impact of 0.161 acres of federally non-jurisdictional wetlands. The proposed mitigation for these impacts is purchase of 1.6 credits from the Pigeon Pond Mitigation Bank.**
Cain Crossing, Phases 1 & 2, SCDHEC# 28085, SW# 08-06-05-02, TMS# 263-00-03-032, WW/WS, SCDHEC# 28085/54757, located off Clements Ferry Road @ SC Highway 41, Charleston, OCRM (SW) (WW/WS)
Marion's Run Condominiums, SCDHEC# 28106, SW# 08-06-05-03, TMS# 271-00-02-035, & 271-00-01-184, WW/WS, SCDHEC# 28106/54761, located adjacent to Cainhoy Industrial Park on Clements Ferry Road, OCRM (SW) (WW/WS)
Cane Bay Spine Road, Phases 2 & 3, SCDHEC# 28108, SW# 08-06-05-04, TMS# 195-00-00-044, WW/WS, SCDHEC# 28108/54762, located off Highway 176, approximately 3.0 miles north of Highway 17A, OCRM (SW) (WW/WS) **NOTE: This project is proposed to impact 2.03 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will fill 2.03 acres of a 8.429 acre wetland for a total of 2.03 acres of impacts to federally non-jurisdictional wetlands. The proposed mitigation for these impacts is purchase of 2 credits from an offsite mitigation bank.**
Market Road, Phase 1, SCDHEC# 28129, SW# 08-06-05-05, TMS# 242-00-01-061, located on Acres Drive, Ladson, OCRM (SW)

Charleston County

Bees Ferry Fire Station, SCDHEC# 27965, SW# 10-06-05-01, TMS# 356-00-00-034, located at 1985 Bees Ferry Road, OCRM (SW)

Dollar General Ravenel, SCDHEC# 28028, SW# 10-06-05-02, TMS# 187-00-00-299, located on US Highway 17, 1 mile northwest of intersection with SC Highway 165, Ravenel, OCRM (SW)

Kinder Morgan Bulk Terminals Rail Improvements, Phase 1B, SCDHEC# 28029, SW# 10-06-05-03, TMS# 466-00-00-003, located at Kinder Morgan Terminal, OCRM (SW)

Chelsey Point Center-Demolition Only, SCDHEC# 28065, SW# 10-06-05-04, TMS# 469-06-00-001, 102, & 104, located off Rivers Avenue and McMillan Avenue, North Charleston, OCRM (SW)

William Brown Development, SCDHEC# 28125, SW# 10-06-05-05, TMS# 388-00-00-136, & 185, WW, SCDHEC# 28125/54763, located at 404 Dunmeyer Road, 985' southwest of Von Oshen Road, OCRM (SW) (WW)

Alexan Wellborn Village, SCDHEC# 28127, SW# 10-06-05-06, TMS# 393-00-00-016, located approximately 165' from intersection of Ladson Road & Miles Jamison Road, North Charleston OCRM (SW)

Main Gate Plaza, SCDHEC# 28128, SW# 10-06-05-07, TMS# 404-16-00-004, located at 7120 Dorchester Road, North Charleston, OCRM (SW)

Bessemer Park Office Warehouse, SCDHEC# 28146, SW# 10-06-05-08, TMS# 583-03-00-167, located at 1108 Larch Lane, Mount Pleasant, OCRM (SW)

Way Residence, SCDHEC# 28165/54769, located on Three Gates Road, Seaside Farms Proper, OCRM (WS)

Colleton County

Brooke-Haven Subdivision, SCDHEC# 28045, SW# 15-06-05-01, TMS# Portion of 067-00-00-019, located along North side of Augusta Highway, East of Mtg House Lane, Cottageville, OCRM (SW)

Dorchester County

Tidelands Bank of Summerville, SCDHEC# 28026, SW# 18-06-05-01, TMS# 153-00-00-101, located on Trolley Road at Summertrace, Summerville, OCRM (SW). **Note: This project is proposed to impact 0.359 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will partially fill, excavate, and otherwise impact a total of 0.359 acres. Mitigation will be provided for these impacts by the purchase of credits from Pigeon Pond Mitigation Bank at a ratio of 1.5:1.**

Doctors Care, SCDHEC# 28046, SW# 18-06-05-02, TMS# 137-03-06-002, located at 410 North Street, Summerville, OCRM (SW)

Shepard Lane at Simmons Avenue, SCDHEC# 28067, SW# 18-06-05-03, TMS# 137-13-05-005, 137-13-05-006, & 137-13-05-007, located on the Southwest side of Simmons Avenue and Shepard Street intersection, Summerville, OCRM (SW)

Owens Dorchester Road Tract, SCDHEC# 28105, SW# 18-06-05-04, TMS# 162-05-05-001, located approximately 0.27 miles southeast of Ladson Road and Dorchester Road, Summerville, OCRM (SW)

Horry County

Red Bluff Village Subdivision, SCDHEC# 25385, SW#26-06-01-33, TMS#100-00-06-054, located on Highway 905 at Red Bluff Road, Conway, OCRM (SW), **NOTE: This project is proposed to impact .20 acres of federally non-jurisdictional wetlands and 0.08 of jurisdictional wetlands. Mitigation will be provided for these proposed impacts by preserving 13.71 acres of on-site wetlands and establishing 2.02 acres of upland buffer around the perimeter. Both the wetland preservation area and upland buffer establishment will be protected in perpetuity via restrictive covenants.**

Waterbridge, Phase 1 @ Carolina Forest, SCDHEC# 27966, SW#26-06-05-01, TMS#164-00-01-022 & 107, located off Carolina Forest Boulevard, Myrtle Beach, OCRM (SW)

Hidden Brooke, SCDHEC# 27967, SW#26-06-05-02, TMS#130-00-01-023, located at the intersection of Highway 31 and Highway 501, Myrtle Beach, OCRM (SW)

Forest Crossings, SCDHEC# 27985, SW#26-06-05-03, TMS#164-00-01-110, located adjacent to TPC of Myrtle Beach Golf Course, West Myrtle Beach, OCRM (SW)

Browns Hollow Subdivision, SCDHEC# 28005, SW#26-06-05-04, TMS#100-00-07-016, located off Highway 31 and Highway 554, in the Simpson Creek Township, Myrtle Beach, OCRM (SW)

RiverGrand, SCDHEC# 28025, SW#26-06-05-05, TMS#130-00-04-017, located off S.C. Highway 9, North Myrtle Beach, OCRM (SW) **NOTE: This project is proposed to impact 0.54 acres of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will excavate 0.43 acres of W-22 and 0.12 acres of W-23 for a total impact of 0.54 acres. No mitigation is currently proposed for these wetland impacts.**

Ridge Point, SCDHEC# 28027, SW#26-06-05-06, TMS#151-00-02-012, located between SC Highway 544 and U. S. Highway 501, Conway, OCRM (SW)

Jasper County

Sanders Tract Clearing, SCDHEC# 28107, SW# 27-06-05-01, TMS# 79-00-00-001, located on SC Highway 170 approximately 1 mile North of SC Highway 278, Okatie, OCRM (SW). **Note: This project is proposed to impact 8.706 of federally non-jurisdictional wetlands. These proposed impacts require approval under the SCCZM program. This plan will clear, excavate and fill wetlands "B" (0.662 acres), wetlands "C" (0.512 acres), wetlands "D" (0.907 acres), wetlands "H" (3.829 acres), wetlands "I" (0.377 acres), wetlands "J" (0.615 acres), wetlands "K" (0.990 acres), wetlands "L" (0.814 acres) for a total impact of 8.706 acres. The proposed mitigation for these impacts is preservation of 3.90 acres of federally jurisdictional wetlands with surrounding 50 foot wide upland buffers and purchase of 81.6 credits at an approval wetlands mitigation bank.**

End

AGENCIES ABBREVIATIONS

BCDCOG	Berkeley, Charleston, Dorchester Council of Governments
BCWSA	Berkeley County Water and Sanitation Authority
EQC	Environmental Quality Control (SCDHEC)
DCWSC	Dorchester County Water and Sewer Commission
GCWSD	Georgetown County Water and Sewer District
GSWSA	Grand Strand WSA
LCG	Lowcountry Council of Governments
OCRM	Ocean and Coastal Resource Management
BCB	Budget and Control Board
FBPWD	Folly Beach Public Works Department
GCPW	Goose Creek Public Works
SCDHEC	S. C. Department of Health and Environmental Control
SCDNR	S. C. Department of Natural Resources
SCDOT	S. C. Department of Transportation
SCGO	S. C. Governor's Office
SCPSA	S. C. Public Service Authority
SCPW	Summerville CPW
USAF	U. S. Air Force
USACOE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USDE	U. S. Department of Energy
USDHUD	U. S. Department of Housing and Urban Development
USDOT	U. S. Department of Transportation
USFHA	U. S. Farmers Home Administration
USFWS	U. S. Fish and Wildlife Service
USFS	U. S. Forest Service
USICC	U. S. Interstate Commerce Commission
USMC	U. S. Marine Corps
USN	U. S. Navy
WCOG	Waccamaw COG
MPWWSC	Mount Pleasant Water Works and Sewer Commission
MCCPW	Moncks Corner CPW

PERMITS AND OTHER ABBREVIATIONS

404	placement of dredged or fill material in wetlands
AIWW	Atlantic Intracoastal Waterway
AMP	archaeological master plan
A-95	grant review form
AQ	air quality
COG	council of governments
CPW	commissioners of public works
DMP	dock master plan
FC	federal consistency
GR	misc. grant review
LF	landfill
ND	no discharge
NWP	nation wide permit
OTHER	misc. permit, grant, or plan
PER	preliminary engineering report
S/D	subdivision
SCNW	South Carolina Navigable Waters
SW	stormwater
UST	underground storage tank
WMP	wetland master plan
WS	water supply
WSA	water and sewer authority
WW	wastewater
WTP	wastewater treatment plant

SPECIAL NOTES

***DMPs** Dock Master Plans - OCRM is reviewing the listed DMPs for planning purposes only. Permitting decisions will occur when future dock applications are processed by OCRM for individual property owners. This document is used as a planning tool it is not subject to the appeal. OCRM welcomes comments from the public on these planning documents.

****WMPs** Wetland Master Plans – OCRM is reviewing the listed WMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM, which include impacts to freshwater wetlands. This document is used as a planning tool; it is not subject to appeal. OCRM welcomes comments from the public on these planning documents.

*****SWMPs** Stormwater Master Plans – OCRM is reviewing the listed SWMPs for planning purposes only. Permitting decisions will occur when future applications are processed by OCRM. OCRM welcomes comments from the public on these planning documents.

******PERs** Preliminary Engineering Reports – OCRM is reviewing the lists PERs for the purpose of commenting to other sections of DHEC concerning this document. OCRM will not be issuing a coastal zone consistency certification at this time but providing comments. If this proposal moves forward to the permitting process, OCRM would at that time do a full coastal zone consistency review.
